082.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	703,700 / 703,700
					USE VALUE:	703,700 / 703,700
					ASSESSED:	703,700 / 703,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		SUNSET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BINDER REBECCA
Owner 2:	LAWS AMANDA E
Owner 3:	
Street 1:	1160 GREAT POND RD
Street 2:	
Twn/City:	NORTH ANDOVER
St/Prov:	MA Cntry Own Occ: N
Postal:	01845 Type:

PREVIOUS OWNER

Owner 1:	TIKONOFF MATTHEW W -
Owner 2:	TIKONOFF LAURA K -
Street 1:	49 SUNSET RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .082 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1126 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3562.000	334,300	600	368,800	703,700
Total Card	0.082	334,300	600	368,800	703,700
Total Parcel	0.082	334,300	600	368,800	703,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 624.96 /Parcel: 624.96

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 51507

GIS Ref

GIS Ref

Insp Date 09/15/18

!6717!

PREVIOUS ASSESSMENT

Parcel ID 082.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	334,300	600	3,562.	368,800	703,700		Year end	12/23/2021
2021	101	FV	325,000	600	3,562.	368,800	694,400		Year End Roll	12/10/2020
2020	101	FV	325,100	600	3,562.	368,800	694,500	694,500	Year End Roll	12/18/2019
2019	101	FV	276,400	600	3,562.	363,500	640,500	640,500	Year End Roll	1/3/2019
2018	101	FV	276,400	0	3,562.	279,200	555,600	555,600	Year End Roll	12/20/2017
2017	101	FV	276,400	0	3,562.	263,400	539,800	539,800	Year End Roll	1/3/2017
2016	101	FV	276,400	0	3,562.	242,400	518,800	518,800	Year End	1/4/2016
2015	101	FV	265,500	0	3,562.	226,500	492,000	492,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:21:28

LAST REV

Date	Time
07/08/19	14:57:17
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6717

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TIKONOFF MATTHE	63681-7		5/30/2014		559,000	No	No		
ROTH JEFFREY M	51701-111		9/19/2008		420,000	No	No		
ROTH JEFFREY M	41993-220		2/8/2004	Family	1	No	No		
BATISTA JOAN/ET	36190-241		8/21/2002		355,000	No	No		
SMITH ELIZABETH	25500-487		7/20/1995		196,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/8/2019	Mail Update	JO	Jenny O
9/15/2018	MEAS&NOTICE	HS	Hanne S
5/14/2015	SQ Returned	MM	Mary M
3/4/2009	Measured	189	PATRIOT
12/7/2002	MLS	MM	Mary M
1/11/2000	Mailer Sent		
1/11/2000	Meas/Inspect	277	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	51507
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3562		Sq. Ft.	Site		0	70.	1.48	6									368,801						368,800	

Total AC/HA:	0.08177	Total SF/SM:	3562	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	368,801	Spl Credit		Total:	368,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	84500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	350430
Depreciation:	16120
Depreciated Total:	334311

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

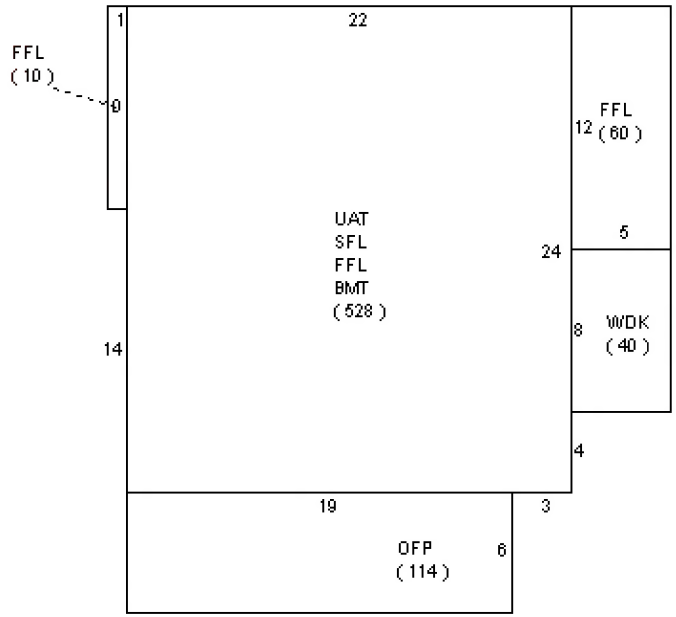
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	189.19
Special Features:	0	Val/Su Net:	172.32
Final Total:	334300	Val/Su SzAd	296.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	598	171.990	102,850
BMT	Basement	528	51.600	27,243
SFL	Second Floor	528	171.990	90,811
UAT	Upper Attic	132	68.800	9,081
OFP	Open Porch	114	30.350	3,460
WDK	Deck	40	15.680	627

	Net Sketched Area:	1,940		Total:	234,072
Size Ad	1126	Gross Area	2336	FinArea	1126

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

082.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X12	A	AV	2010	5.38	T	7.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600

IMAGE

AssessPro Patriot Properties, Inc